

118.0

Map

0007

Block

0004.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 1,429,700 /

USE VALUE: 1,429,700 /

ASSESSED: 1,429,700 /

Total Card /

Total Parcel

1,429,700

1,429,700

1,429,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		LORRAINE TERR, ARLINGTON

OWNERSHIP

Owner 1:	SUN YIFEI
Owner 2:	HE CHUCHU
Owner 3:	
Street 1:	20 LORRAINE TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	TKS REALTY LLC -
Owner 2:	-
Street 1:	24 FOXMEADOW LN
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Clapboard Exterior and 3222 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 2 HalfBaths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6388		Sq. Ft.	Site		0	70.	0.96	5									428,147						428,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6388.000	1,001,600		428,100	1,429,700
Total Card	0.147	1,001,600		428,100	1,429,700
Total Parcel	0.147	1,001,600		428,100	1,429,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	443.73	/Parcel:	443.73

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,001,600	0	6,388.	428,100	1,429,700		Year end	12/23/2021
2021	101	FV	657,000	0	6,388.	428,100	1,085,100		Year End Roll	12/10/2020
2020	101	FV	204,600	0	6,388.	428,100	632,700	632,700	Year End Roll	12/18/2019
2019	101	FV	165,800	0	6,388.	434,300	600,100	600,100	Year End Roll	1/3/2019
2018	101	FV	165,800	0	6,388.	324,200	490,000	490,000	Year End Roll	12/20/2017
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2016	101	FV	165,800	0	6,388.	281,400	447,200	447,200	Year End	1/4/2016
2015	101	FV	165,000	0	6,388.	238,500	403,500	403,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TKS REALTY LLC,	76151-219	1	11/12/2020		1,572,500	No	No		
TENHOR STEVEN J	71292-555	1	7/10/2018		702,500	No	No		
DUGGAN DAWN M--	49826-219		7/24/2007		375,000	No	No		
DUGGAN DORIS A	23132-145		4/30/1993			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2021	203	Solar Pa	22,905	C				
10/9/2019	1622	New Buil	370,000	O				
11/9/2009	1130	Re-Roof	5,795					

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2021	SQ Returned	MM	Mary M
1/12/2021	SQ Mailed	MM	Mary M
9/4/2018	MEAS&NOTICE	CC	Chris C
3/28/2009	Meas/Inspect	345	PATRIOT
12/3/2008	MLS	MM	Mary M
2/14/2000	Meas/Inspect	264	PATRIOT
1/1/1982		KM	
Sign:	VERIFICATION OF VISIT NOT DATA		

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

Parcel ID

PRINT

Date

Time

LAST REV

Date

Time

danam

9230

PAT ACCT.

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

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TKS REALTY LLC,	761								

